EASE LOGISTICS
DISTRIBUTION CENTER

1101 INNOVATION WAY, MARYSVILLE, OH

CLASS A
MODERN INDUSTRIAL FACILITY

308,358 SF
DISTRIBUTION HUB

100% LEASED
TO EASE LOGISTICS WITH 3.0% ANNUAL ESCALATIONS

COLUMBUS
8.4 MSF YTD ABSORPTION

JLL

THE OFFERING

Jones Lang LaSalle ("JLL"), as exclusive advisor to ownership, has been retained to market for sale the fee-simple interest in Ease Logistics Distribution Center (the "Property", the "Asset", or the "Offering"), a 308,358 square foot Class A distribution facility located in Marysville, OH (Columbus MSA). Delivered in 2024, the facility features modern logistics characteristics that today's user requires, including 32' clear height, fully-circulating truck courts with multiple points of ingress/egress, 130' truck court depth and excess trailer parking. This build-to-suit facility is 100% leased to Ease Logistics Services, LLC with 8.6 years of lease term remaining and 3.0% annual rent escalations - providing investors with a stabilized, growing cash flow.

The Property's Marysville, OH location provides Ease Logistics with a central distribution hub in the heart of the Midwest, allowing proximate access to major interstate transportation infrastructure. Located in 33 Innovation Park, a master-planned industrial hub, the Property is directly adjacent to U.S. Route 33 which connects users to I-270, I-70, and I-71 for efficient regional and national distribution. The location's logistical advantages, access to the Columbus MSA's dense labor pools, and business friendly environment has encouraged the investments from major industrial users including Honda, Scotts Miracle Gro, Continental Tire, and Nestle.

Transaction Summary

Address	1101 Innovation Way
Location	Marysville, OH
Square Feet	308,358 SF
Site Size	25.4 acres
Year Built	2024
Clear Height	32'
Occupancy	100%
Tenant	Ease Logistics
Lease Term Remaining*	8.6 Years
Year One NOI (PSF)*	$2,214,356 ($7.18 PSF)
Annual Escalations	3.00%

*As of 1/1/26 analysis start

LOCATION OVERVIEW

Strategic Columbus Market Access and Midwest Connectivity

Well-positioned within the dynamic Columbus industrial market, the Property is located in Marysville, providing tenants with a strategic logistics advantage and access to a robust labor pool. The Ease Logistics Distribution Center offers users superior connectivity to America's key highway and air cargo infrastructure, enabling efficient distribution throughout the Midwest, East Coast, and beyond.

US-33 & I-270

The Property offers immediate access to US-33, a four-lane highway connecting directly to Columbus's I-270 outer belt. This provides seamless travel to the entire Columbus metropolitan area and links to the region's primary interstate corridors.

I-79 & I-71

Via the I-270 orbital, tenants can easily reach I-70 (east-west) and I-71 (north-south), providing direct routes to major markets such as Indianapolis, Cincinnati, and Cleveland, and placing two-thirds of the U.S. population within a day's truck drive.

Rickenbacker International Airport

As a major international cargo hub, Rickenbacker provides the Columbus industrial market with world-class air freight capabilities.

Intermodal Terminals

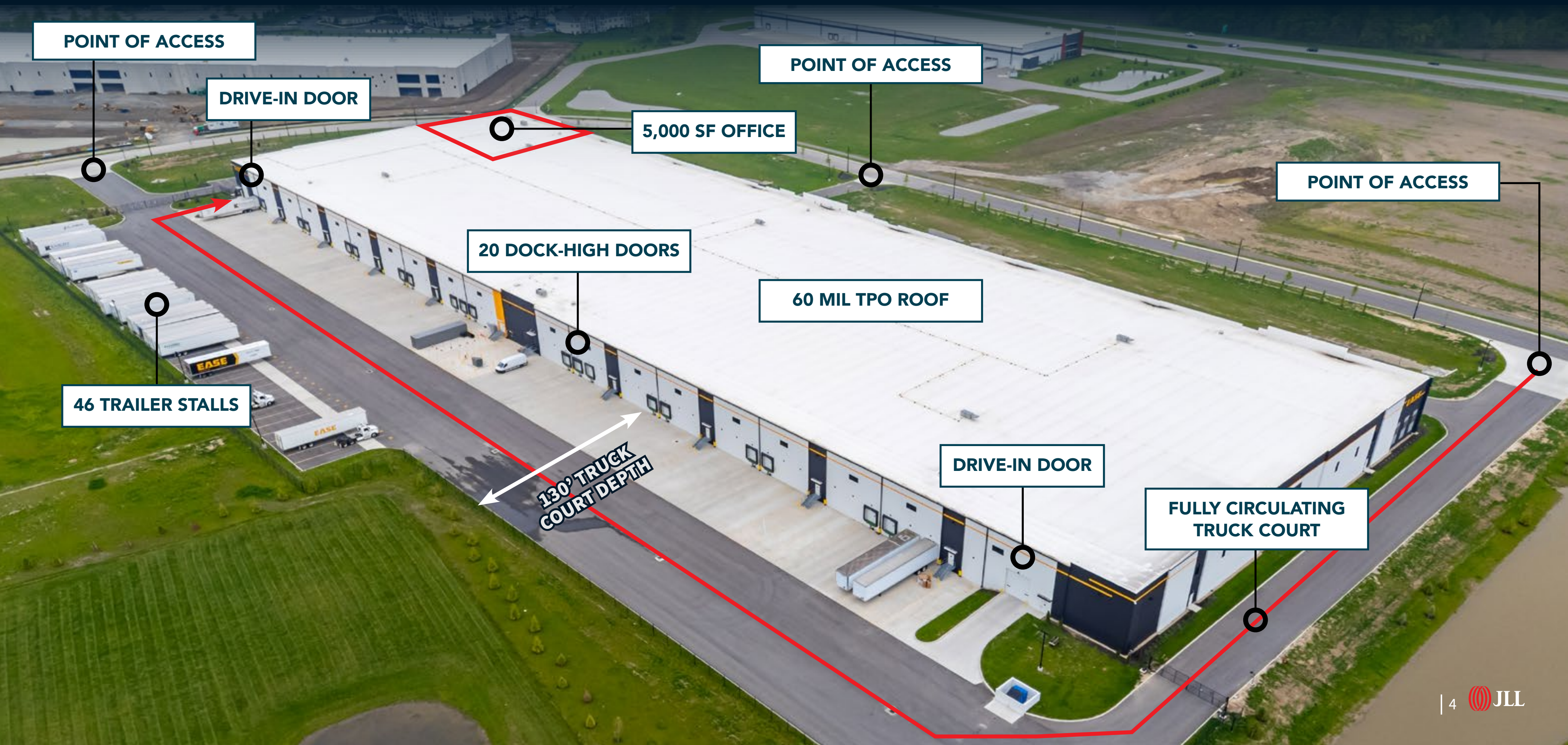
The Columbus market is served by two major Class I railroads. Norfolk Southern operates its Rickenbacker Intermodal Terminal, and CSX operates its Columbus Intermodal Terminal, providing extensive domestic and international rail connectivity.

Demographic Overview

	10-Miles	25-Miles	50-Miles
Population	69,490	1,179,242	2,738,163
Workforce	34,555	663,252	1,436,263
Blue Collar %	19.40%	16.20%	20.90%

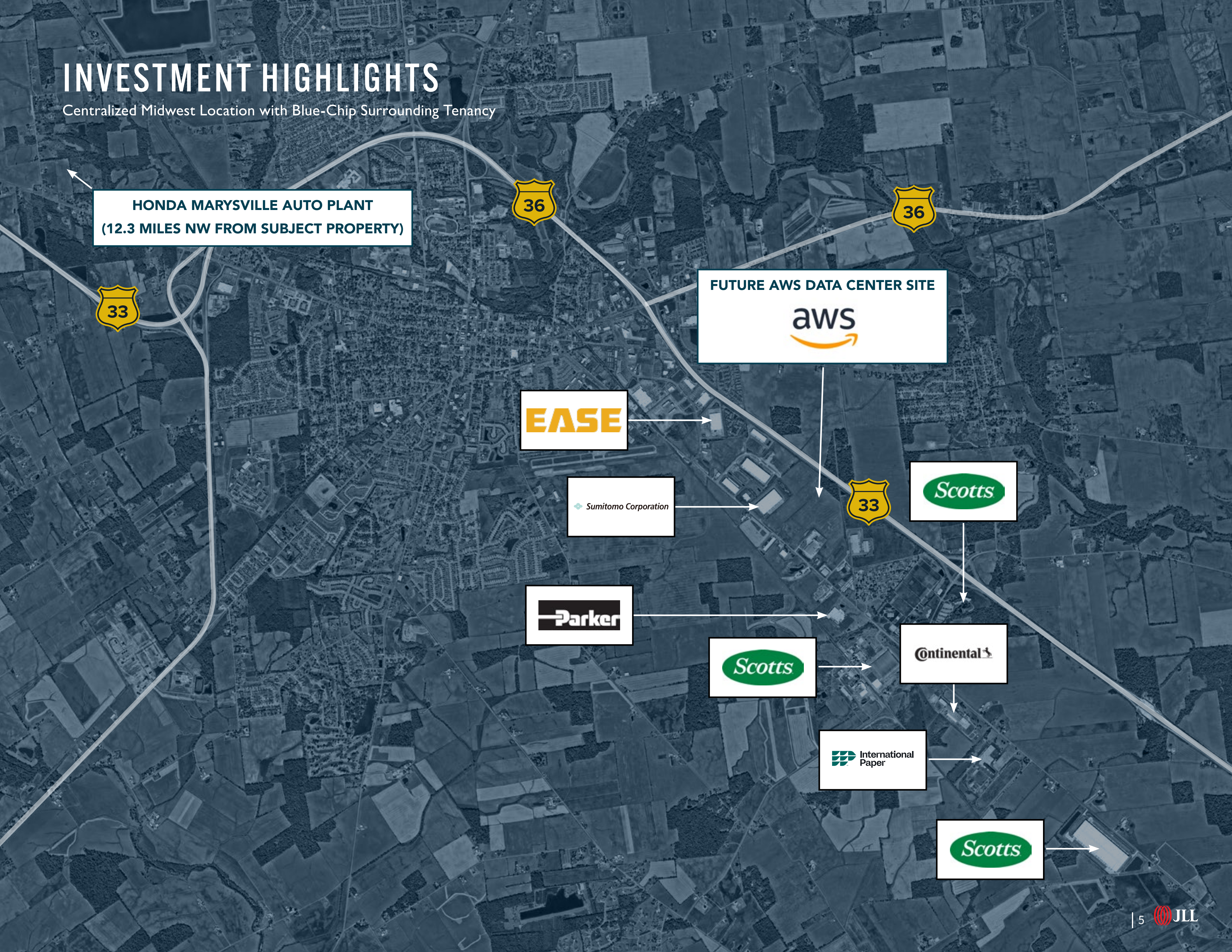
INVESTMENT HIGHLIGHTS
STATE-OF-THE-ART CONSTRUCTION WITH MODERN LOGISTICS FEATURES

- The Ease Logistics Distribution Center presents an opportunity to acquire Class A industrial product, built by a best-in-class developer, that features modern logistics specs that today's users require.
- Outstanding loading capacity with 20 dock-high doors, a fully-circulating truck court with 130' depth, and 46 excess trailer stalls (with expansion capability)
- Flexibility to demise down into a multi-tenant format
- ESFR sprinkler system and LED lighting with motion sensors



INVESTMENT HIGHLIGHTS

Centralized Midwest Location with Blue-Chip Surrounding Tenancy



INVESTMENT HIGHLIGHTS
MISSION CRITICAL LOCATION DEMONSTRATING TENANT COMMITMENT TO CENTRAL OHIO

- The Property represents an expansion of Ease Logistics' presence in Central Ohio and Marysville specifically, as it leases 68,000 SF immediately adjacent to this facility. With a third location in East Liberty Ohio, Ease has clear roots in the Central Ohio and has demonstrated consistent investment into the region.

- The Marysville location along the US-33 "Smart Mobility Corridor" places Ease Logistics at the epicenter of Ohio's advanced manufacturing and automotive industries. This strategic position is critical for serving these key client bases.

- The tenant has designated this facility as its "Innovation Sandbox," a center for developing and testing new logistics technologies. This makes the building essential not just for current operations but for the company's future evolution and competitive advantage, ensuring its strategic importance for years to come.

374%

Combined three-year revenue growth (2022-2024)

7x Inc. 5000 Honoree

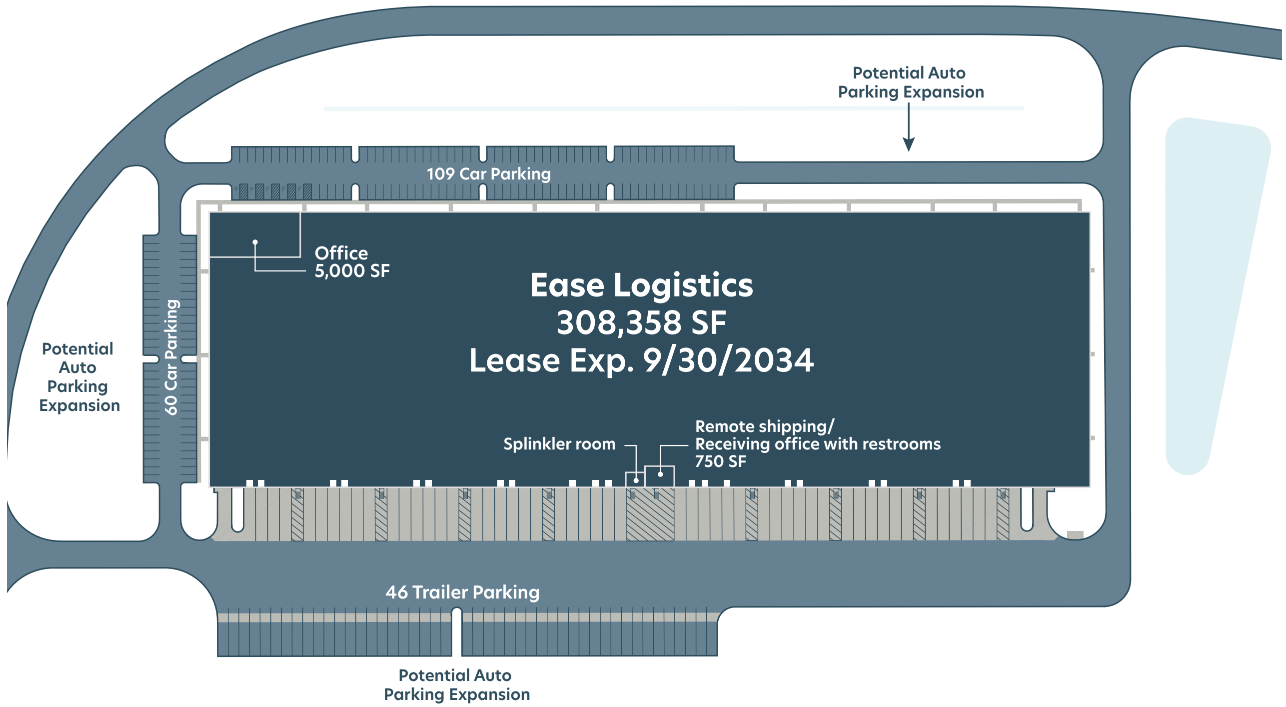
Named one of America's fastest-growing private companies for seven consecutive years

5x Fast 50 Winner:

Recognized by Columbus Business First as one of the 50 fastest-growing companies in Central Ohio for five consecutive years

PROEPRTY SPECIFICATIONS

Address	1101 Innovation Way
Location	Marysville, OH
Size (SF)	308,358
Year Built	2024
Construction Type	Tilt-Up / Pre-Cast
Number of Tenants	1
% Leased	100%
Land Area (Acres)	25.4
% Office	1.6%
Loading	Rear load
Dock High	20
Drive In	2
Trailer Parking	46
Ceiling Clear Height	32’
Truck Court Depth	130’
Auto Parking	159 (118 future)
Roof System	60 mil TPO, mech. Fastened
Roof Warranty	20-year
Lighting	LED
Sprinkler System	ESFR



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